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MAY 31, 2006

MIKE AND SHERI LALUMONDIER  
107 KENILWORTH ROAD  
ASHEVILLE, N.C. 28803

RE: STRUCTURAL OBSERVATION  
# 37 WARWICK PLACE  
PROJECT # 26196

ON 5/9/06, I OBSERVED THE ABOVE REFERENCED RESIDENTIAL SITE FOR OBVIOUS STRUCTURAL DEFICIENCIES. I MADE SEVERAL RECOMMENDATIONS; INCLUDING REINFORCING OF THE MAIN CENTER GIRDER AND BRACING THE MASONRY RETAINING WALL WHICH SUPPORTS THE PIER SUPPORT SOILS.

ON 5/31/06, I OBSERVED THAT THE CONSTRUCTION AND RESTORATION WAS ADEQUATELY PERFORMED. IN MY OPINION, THE OBSERVABLE LOWER LEVEL OF THE HOUSE WAS STRUCTURALLY SOUND AND SHOULD SUPPORT THE INTENDED LOAD. AS IN ALL OLDER HOMES OF WOOD CONSTRUCTION, THERE ARE SAGS AND DEFLECTIONS AND SOME SETTLEMENT. I SAW NO STRUCTURAL DEFICIENCIES THAT COULD CAUSE A PROBLEM IN THE NEAR FUTURE. HOWEVER, OLDER WOOD STRUCTURAL SYSTEMS SHOULD BE OBSERVED PERIODICALLY FOR DETERIORATION. ANY AREAS NOTED SHOULD BE REMEDIATED.

IF YOU HAVE ANY QUESTIONS, PLEASE GIVE ME A CALL. WE APPRECIATE THE OPPORTUNITY TO PROVIDE YOU WITH OUR SERVICES.

RESPECTFULLY SUBMITTED,

